



Low Threaber, Ingleton
£1,200,000



Low Threaber

Ingleton, Carnforth

Occupying a delightful rural setting near Ingleton, Low Threaber is a Grade II Listed detached farmhouse dating from 1713, enjoying an exceptional combination of character, land and extensive outbuildings. The property is complemented by paddocks, grazing land and a substantial range of traditional farm buildings, creating a rare opportunity for those seeking a versatile country home. Despite its peaceful setting, the property remains well placed for access to the amenities available in Ingleton, including local shops, schools, and community facilities, together with the wider range of shops, services and leisure amenities available in Kirkby Lonsdale, with High Bentham railway station easily accessible. Situated on the borders of Lancashire, Yorkshire and Cumbria, this unique property enjoys close proximity to both the Lake District and Yorkshire Dales National Parks.

The accommodation blends period character with modern additions, including a two storey extension which has enhanced the living space. The sitting room retains the historic chimney that contributes to the property's Grade II Listed status, whilst the dining room, kitchen, garden room, study and WC provide practical and versatile accommodation suited to modern family living.

To the first floor, the property offers four double bedrooms, including a principal bedroom benefitting from a dressing room and substantial en-suite shower room. A family bathroom serves the remaining accommodation, whilst the layout provides well proportioned and versatile space throughout.

Externally, the property enjoys attractive gardens extending around the farmhouse, with a stream running through the grounds that further enhances the appeal of the setting. To the rear, a courtyard area provides access to an extensive range of outbuildings including a substantial barn, double height workshop, shippon, bull pen and a variety of useful stores.

grounds that further enhances the appeal of the setting. To the rear, a courtyard area provides access to an extensive range of outbuildings including a substantial barn, double height workshop, shippon, bull pen and a variety of useful stores. Two/three stables, together with paddocks and grazing land, make the property particularly appealing for those with equestrian or smallholding interests.

In addition to the land surrounding the farmhouse, two grazing fields located opposite the property form part of the holding, with the total land extending to approximately 4.5 acres. The property also benefits from B4RN broadband, providing high-speed internet access. Combining a character farmhouse, extensive outbuildings, attractive grounds and valuable land, Low Threaber represents a rare opportunity to acquire a highly versatile rural property within a sought after countryside setting.

- Grade II Listed detached farmhouse dating from 1713
- Four double bedrooms including a principal suite with dressing room and en-suite shower room
- Family bathroom together with a ground floor WC
- Character accommodation enhanced by a substantial two storey extension
- Attractive gardens
- Extensive range of traditional outbuildings, a barn and workshops
- Two/three stables together with paddocks and grazing land
- Approximately 4.5 acres including two grazing fields located opposite the property
- B4RN broadband connected
- Rural setting with convenient access to local amenities and transport links, providing easy access to the open countryside of the Yorkshire Dales, the Lake District and the Lune Valley

WHAT3WORDS://epidemics.clerics.blush

EPC Environmental Impact Rating: G





ENTRY

5' 5" x 4' 0" (1.64m x 1.23m)

HALLWAY

17' 10" x 6' 11" (5.44m x 2.10m)

LIVING ROOM

15' 5" x 14' 11" (4.69m x 4.55m)

DINING ROOM

15' 2" x 11' 8" (4.63m x 3.55m)

KITCHEN

14' 1" x 12' 0" (4.28m x 3.67m)

GARDEN ROOM

17' 10" x 10' 1" (5.44m x 3.07m)

STUDY

8' 0" x 7' 1" (2.45m x 2.16m)

WC

5' 10" x 3' 10" (1.77m x 1.16m)

LANDING

8' 11" x 8' 7" (2.73m x 2.61m)

BEDROOM

14' 3" x 10' 5" (4.35m x 3.18m)

DRESSING ROOM

9' 2" x 4' 6" (2.79m x 1.37m)

EN SUITE

14' 5" x 6' 2" (4.39m x 1.87m)

BEDROOM

15' 4" x 8' 3" (4.68m x 2.52m)

BEDROOM

15' 2" x 9' 1" (4.63m x 2.78m)

BEDROOM

11' 7" x 8' 11" (3.53m x 2.72m)

BATHROOM

11' 11" x 6' 9" (3.62m x 2.07m)



SERVICES

Mains electric, oil central heating, mains water and recently installed Sewage Treatment Plant.

EPC RATING D

COUNCIL TAX BAND currently **Band F**

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

4870 ft²

452.6 m²

Reduced headroom

35 ft²

3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.